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81 ANATAPI LN SW, Springbank Hill, Calgary, Alberta T3H4G2

\$6,900,000

Listing ID: C4000662

4 + 1  7 

|                           |                         |                      |
|---------------------------|-------------------------|----------------------|
| <b>Property Type</b>      | <b>Building Type</b>    | <b>Storeys</b>       |
| Single Family             | House                   | 2                    |
| <b>Neighbourhood Name</b> | <b>Title</b>            | <b>Land Size</b>     |
| Springbank Hill           | Freehold                | W:45.7100m Shape:IRR |
| <b>Built In</b>           | <b>Parking Type</b>     |                      |
| 1976                      | Attached garage, Tandem |                      |

Show measurements in Imperial

## Description

Located within the city, this magnificent gated estate sits on a 2 acre parcel on the crest of Anatapi Lane, offering both privacy and views of the valley and mountains. No expense has been spared on the construction and finishing. A full stone exterior, triple glazed windows + superior insulation make it amazingly efficient to operate. All the rooms are spacious and beautifully proportioned, with opportunities for casual family living and grand entertaining. Beautiful kitchen blends rustic elegance with modern convenience. Private master suite with sitting room, spa inspired bathroom and spacious dressing room. A few of the inclusions; media system, lighting system, security system (incl cameras), club quality indoor pool, steam room, full bar, tennis court, huge garage designed for multiple lifts (1 included) and professional landscaping that blends in with the indigenous Aspen forest setting. A rare opportunity to have country living in the city...walking distance to Aspen Landing shops and services.

## Details

|                         |   |                         |
|-------------------------|---|-------------------------|
| <b>Amenities Nearby</b> | <b>Features</b>   | <b>Parking Type</b>     |
| Shopping, Schools       | Private setting, Treed, No back lane, Built-in wall unit, Environmental reserve | Attached garage, Tandem |
| <b>Pool Type</b>        | <b>Road Type</b>  | <b>Structures</b>       |
| Indoor pool             | No thru road  | Deck, Patio(s)          |

## Building

|                          |                               |                               |
|--------------------------|-------------------------------|-------------------------------|
| <b>Basement Features</b> | <b>Basement Type</b>          | <b>Bathrooms (Partial)</b>    |
| Walk out                 | Full (Finished)               | 3                             |
| <b>Bathrooms (Total)</b> | <b>Bedrooms - Above Grade</b> | <b>Bedrooms - Below Grade</b> |
| 7                        | 4                             | 1                             |
| <b>Cooling</b>           | <b>Exterior Finish</b>        | <b>Fire Protection</b>        |
| Central air conditioning | Stone, Stucco, Wood           | Alarm system                  |
| <b>Fireplace</b>         | <b>Floor Space</b>            | <b>Heating Type</b>           |
| 3                        | 8684 sqft                     | Forced air, Radiant heat      |
| <b>Style</b>             |                               |                               |
| Detached                 |                               |                               |

## Rooms

| Level       | Type           | Dimensions      |
|-------------|----------------|-----------------|
| Upper Level | Master bedroom | 7.47 m x 4.24 m |
|             | Bedroom        | 6.30 m x 4.62 m |
|             | Bedroom        | 4.67 m x 3.38 m |
|             | Bedroom        | 6.15 m x 3.96 m |
|             | Other          | 6.07 m x 4.09 m |
|             | Den            | 4.85 m x 4.01 m |
|             | Laundry room   | 4.17 m x 3.66 m |
| Lower level | Bedroom        | 6.10 m x 4.44 m |
| Main level  | Living room    | 8.05 m x 6.10 m |
|             | Kitchen        | 7.62 m x 6.07 m |
|             | Dining room    | 5.92 m x 3.56 m |
|             | Office         | 6.17 m x 5.64 m |
|             | Other          | 4.09 m x 3.02 m |
|             | Conservatory   | 6.91 m x 6.10 m |
|             | Great Room     | 8.64 m x 8.81 m |

## Land

**Landscape Features**  
Landscaped

## Walk Score®

**Walk Score®:**  
Car-Dependent

10



**Gizella Davis**  
Associate

📞 403-249-4322

**ROYAL LEPAGE FOOTHILLS**

200, 1016 68 AVENUE S.W.  
CALGARY, AB T2V4J2

📞 403-249-4322

Fax: 403-252-2653

**John A. McNeill**

Associate

📞 403-249-4322

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Data provided by : Calgary Real Estate Board

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